

**Rules & Regulations**  
**AOU of Chasselton Condominium**  
**Approved by Chasselton Board**  
**December 21, 2015**

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## INTRODUCTION

The Board of Directors (the "Board") of the Association of Unit Owners of Chasselton Condominium ("Chasselton") has enacted the following Rules and Regulations (the "Rules" or "R&Rs"). These Rules, together with the Bylaws of the Chasselton Condominium ("Bylaws") and the Declaration of Unit Ownership for Chasselton Condominium ("Declaration"), are for the purpose of governing the members of the Association of Unit Owners of Chasselton Condominiums (the "Association" or "HOA") and managing the property of the Association.

These are binding regulations of the Association and must be adhered to by all owners, tenants, occupants, guests, and visitors. In this document, the term "Owner(s)" refers to the legal owners of the units, and the term "Occupant(s)" refers to any and all tenants, occupants, guests, visitors, invitees, and licensees.

Fines will be assessed for noncompliance with the R&Rs, Bylaws, Declaration, and other laws that govern the Association. Owners are responsible for any noncompliance by their Occupants and can be fined for such noncompliance.

The Association is governed by three duly elected board members who serve on a volunteer basis and receive no compensation. The Association employs an offsite community management company to handle the day-to-day activities of the Association (the "Community Manager"). The Community Manager handles all payments, repairs, landscaping, emergencies, etc. under the direction of the Board. Communications regarding such issues should be directed to the Community Manager.

If an Owner has an issue he/she should first contact the Community Manager listed on the contact page of the website (<http://chasselton.com>). The Board may be contacted at [info@chasselton.com](mailto:info@chasselton.com) for issues not addressed by the Community Manager. Please note, as volunteers the board members may not check this account daily. It is not the responsibility of the Association to act as a referee between residents. Please try to work out your differences in a neighborly manner on a person-to-person basis if possible and safe to do so.

If you cannot do so, you should pursue your remedies either by calling the police, pursuing civil remedies, or calling other regulatory agencies that may be able to assist you. The Board will only become involved when an Owner or Occupant is violating the R&Rs, Bylaws, or Declarations of the Association. The Board's involvement in violations is limited to enforcement of the violation procedures set forth herein. The Association is not responsible for enforcing the criminal laws of the State of Oregon. If you see suspicious, dangerous or illegal activity, please contact law enforcement directly after you have ensured that you are in a safe location. Board members are not police officers and it is not safe for board members to confront Owners or Occupants during a dispute. Therefore, board members will not become personally involved in any dispute.

In the event of a conflict between governing documents, the Declaration, Bylaws and recent board decisions shall take precedence over these R&Rs. This introduction is part of the R&Rs and can be enforced as any other R&R. Final interpretation of the R&Rs rests with the Board. This document supersedes previous versions of the R&Rs.

Owners shall be responsible for any cost(s) associated with calls to the Community Manager or any other vendor/contractor for items not within the HOA's responsibility such as interior repairs like clogged toilets and sinks, broken water heaters, stoves, dishwashers, garbage disposals, etc., which are the responsibility of the unit owner.

Owners have the affirmative responsibility to keep the Board and Community Manager advised of their current contact information including name, address, phone numbers, email address and all emergency contact information about the Unit, as well as the same for any Occupant(s) of the Unit. Landlord Owners have the additional responsibility of providing tenant contact information for use in case of emergency.

Condominium living requires extra courtesy from residents due to close proximity with neighbors. Please remember this at all times to ensure that you, your family, your tenants, your occupants, your guests, and your pets behave in the considerate manner you desire from your neighbors. If you witness a violation of any Association rule, please call or notify the Community Manager or Board in writing. Anonymous rules violation reports will not be considered by the Board of Directors – a rules violation complaint must include your name, unit number and daytime contact information in case you are required to testify regarding the violation at a Board of Directors meeting or Court proceeding. Photographs of violations are extremely helpful. Notify the police regarding violations of the law such as excessive noise, physical violence, verbal abuse, domestic problems, trespass, or any illegal conduct.

## **CONTACTING THE COMMUNITY MANAGER OR BOARD**

The Community Manager is the primary contact for Owners. Community Manager contact information is posted on the Association's website at [www.chasselton.com](http://www.chasselton.com). In the event the Community Manager does not resolve the inquiry, Owners and Occupants may contact the Board via email at [info@chasselton.com](mailto:info@chasselton.com). The Board tries to respond to Owners in a reasonable time frame, however, please realize it often takes time to receive a response from the Board because the volunteer board members do not see board emails daily. Additionally, the full Board may need to be consulted before responding, which can take additional time. Contacting the Community Manager will ensure a more timely response.

## **VIOLATIONS**

Violations of the Declaration, Bylaws or R&Rs will be handled in the following manner, except as otherwise provided herein for specific violations.

### **First Occurrence of a Violation**

The Community Manager or Board will send or email **a courtesy** notice to the Owner (or its agent if one is assigned by the Owner) describing the specific violation, the timeframe in which it must be corrected, and the consequences of noncompliance which at the Board's discretion may include imposition of fines. The Community Manager or a Board member may also call the

Owner or its agent to report the violation, in which case the Community Manager or Board will follow up by phone call or by sending or emailing a notice describing the specific violation and timeframe in which it must be corrected. The Community Manager or the Board may demand that violations be corrected immediately.

### **Second and Any Additional Occurrences of a Violation**

If the violation is not corrected within the timeframe requested by the Community Manager or Board, or if the violation is corrected but occurs again, the Community Manager or Board will send or email a second notice to the Owner or agent again describing the violation and the timeframe in which it must be corrected, and either the consequences of noncompliance, or notice that the Board has authorized the imposition of the consequences of noncompliance previously identified. The Community Manager or a Board member may also call the Owner or its agent to report the violation in which case the Community Manager or Board will follow up the phone call by sending or emailing notice describing the specific violation and timeframe in which it must be corrected.

Further violations or reoccurrences will be handled in the same manner as a second occurrence.

### **Owners' Right to Request a Hearing Regarding Fines**

Any violation notice which includes notice that a fine is being imposed must inform the Owner he/she has an opportunity to be heard by the Board if the Owner requests. An Owner must request a hearing within **seven (7) days** of the date of the notice. If an Owner requests to be heard by the Board, such hearing must take place within seven days from the date the Owner requests a hearing. If the Owner and Board cannot arrange a time to meet, the hearing may be conducted via email or telephone, but must be conducted within one week or the Owner forfeits the right to be heard.

### **Fines**

The Board may fine Owners an initial \$200.00 fine, plus \$10.00 a day, until the violation is corrected. Fines will be imposed from the date of the first notice of the violation until the violation or reoccurrence is corrected. Fines imposed will be assessed to the Owner's unit and are collectible as a lien and in the same manner as regular Association assessments

If a fine is not paid, late fees and interest charges may also be assessed, and a lien shall be recorded against the Owner's unit. All fees involved in filing a lien or collecting fines, fees, and interest may also be assessed to the Owner's unit, including attorney fees and costs. Pursuant to the Bylaws, all fines, fees, and costs for which Owners are responsible pursuant to the Declaration, Bylaws, and R&Rs will be assessed to the unit and the Association shall have a lien on the unit for same.

Owners are responsible for any violations of the Declaration, Bylaws, or R&Rs by their

Occupants or visitors to their unit. Any fines resulting from violations by Occupants or visitors are the responsibility of the Owner of the involved unit. The Board will deal directly with the Owner regarding any violations, and it is the Owner's responsibility to address the issue with any Occupant(s) or visitor(s) that are the source of the violation. If an Occupant or an Occupant's visitor is the source of the violation, the Board may also require the Owner to evict the Occupant.

### **Reimbursement of Association Costs**

Owners shall reimburse the Association for any additional costs the Association incurs due to violation of the Declaration, Bylaws, R&Rs, or applicable local, state or federal laws – including the costs of verification of the violation and expert advice regarding the nature, causes and potential remedies to the violation. The Owner shall pay the Association's additional costs related to violations committed by the Owner or any Occupant or visitor of the Owner or Occupant attorneys' fees.

Owners are responsible for the compliance of their tenants, guests, visitors and co-residents. A violation by a tenant, guest, visitor or co-resident that results in a fine will be assessed against the Owner and his/her unit.

In the event the Association retains the services of legal counsel regarding a violation of the Declaration, Bylaws, R&Rs, or applicable local, state or federal laws, the Owner shall pay the Association's attorneys' fees and costs, whether or not the matter proceeds to litigation or other legal action (i.e. the filing of a lawsuit, arbitration, or other action).

The Owner is responsible for the Association's attorneys' fees for violations committed by the Owner, or any Occupant or visitor of the Owner's unit. Owners are not responsible for the Association's attorneys' fees and costs in the event it is determined by the Board, arbitrator, or judge that there was no violation.

### **EXTERIOR INSTALLATIONS**

Exterior satellite dishes, personal outdoor lighting, noise making devices, and antennas are prohibited from installation on any windows, window frames, window ledges, exterior walls and roofs of the buildings without prior approval by the Board.

Real estate signs including “for sale” or “for lease” are prohibited from windows or from being erected on the grounds surrounding the building.

### **AIR CONDITIONERS**

For structural and aesthetic purposes, the following applies:

1. Window air conditioning units must be installed properly and securely. Manufacturers recommend removing, maintaining, and storing units for the winter.
2. There is to be absolutely NO attaching of air conditioners or brackets to the exterior of the

buildings.

3. All air conditioners must follow the normal sound guidelines of 65 decibels at nighttime and 85 decibels at daytime.
4. Any damage (water or otherwise) resulting from an air conditioner is the sole responsibility of the Owner. The cost of repairing any such damage shall be assessed to the Owner's unit.
5. The Board may require that an air conditioner cease being used or be removed if it appears its operation or installation has or may result in a condition that has or may damage the building such as leaking water or condensation.

## **GARBAGE & RECYCLING**

1. Garbage is to be placed inside the dumpster and recycling must be placed inside the recycling receptacles.
2. Only household garbage may be put in the dumpsters. The dumpsters are not to be used for disposal of furniture, building materials, or other large items for which the Association is charged an additional fee. Owners and Occupants must contact the waste management service or other company and make arrangements for the disposal of such items. Any associated cost is the responsibility of the Owner or Occupant. Owners are responsible for, and will be assessed, any costs incurred by the HOA as a result of any violation of this rule by themselves or their Occupants. Additionally, Owners will be fined as detailed in the violations section with the fine running until the item(s) are removed and payment of any costs incurred by the Association are paid.
3. No garbage be kept in or on any common areas.
4. Littering anywhere on the property is prohibited.
5. Only certain materials are recycled by the waste management service. The waste management service provides information regarding what materials may be recycled and how materials must be sorted. Placing materials in the recycling receptacles that the waste management service does not recycle, or improperly sorting materials, results in the entire load being thrown away and thus defeats the purpose of recycling. Additionally, the Association can be charged additional fees if improper materials are placed in the recycling bins or if materials are improperly sorted. Such additional fees will be assessed to Owners of units responsible for the violation. Therefore, use of the recycling receptacles must comply with our recycling service's rules regarding materials and sorting. Note: Styrofoam and cardboard which is wet or otherwise soiled (i.e. pizza boxes) are not recyclable.
6. Glass must be placed in the proper recycling bin. Do not place glass items outside the bin. If an Owner or Occupant does not have a key to the glass recycling bin, contact the Community Manager for a key.

## **PETS**

1. All pet owners residing at or visiting the condominium must observe all local County guidelines, rules, and/or regulations related to pets.

2. Dogs must be leashed at all times when in common area hallways and while on the sidewalks and walkways around the building. Dogs are not allowed to run free on the grounds or interior common areas including, but not limited to, lawns, sidewalks, walkways, hallways, and basement.
3. Residents and/or their guests must clean up their dog's urination or defecation immediately from any common areas.
4. Dog owners are prohibited from allowing their dogs to urinate or defecate in or on any plantings in the condominium.
5. Dog owners are prohibited from allowing dogs to bark or whimper incessantly or in a way that unreasonably disturbs other Owners. This constitutes a "Disturbance" within the meaning of Article IX, Section 5(a)
6. Residents and/or their guests are prohibited from allowing their dogs to dig in planting beds.
7. Owners are responsible for the cost of repairing or replacing any common elements/areas damaged by their pet or the pet of their Occupants or visitors. The cost of such repair or replacement shall be assessed to the Owner's unit.
8. Only domestic animals are allowed in the condominium. No exotic animals are allowed. "Exotic Animal" shall include, but not be limited to, any animal that fits within the definition of "Exotic" within the definition provided in Chapter 13 of the Multnomah County Code (or as amended) as well as snakes, insects, non-domesticated cats (i.e., tigers, cougars, lions), farm animals, etc., or any animal deemed to threaten the well-being of the Association community.
9. After repeated infractions and/or complaints, the Board of Directors reserves the right to require removal of an offending pet pursuant to Article IX, Section 5(c) of the Bylaws.

## **QUIET HOURS**

Quiet hours are from 10:00 p.m. to 7:00 a.m. daily.

Owners and Occupants shall at all times exercise courtesy to their neighbors regarding noise, but during quiet hours, extra care must be taken.

No construction or moving in or out shall take place during quiet hours. Doing laundry, running garbage disposals, and vacuuming are also prohibited during quiet hours.

Residents are encouraged to attempt resolution of any noise violations among themselves. Should that not be possible, the complaining resident should contact the Property Manager to begin the resolution process. Refer to Pages 4 through 6 of the R&Rs to view the resolution process for noise (or any other) violations.

Any incidental damage to common areas, common elements or other owners' units or personal property shall be assessed against the applicable owner pursuant to ORS 100.530(6).

## **SMOKING**

Smoking of tobacco and marijuana is prohibited in the common areas of the building as well as within 10 feet of the exterior of the building. Common areas include hallways, staircases, entryways, and the basement. Owners and Occupants must take care to prevent fumes from entering the hallways and stairwells.

Cigarette butts must be disposed of properly. Do not deposit them in planter pots, in landscaping beds, on sidewalks, the streets, or in entryways.

## **SECOND FLOOR UNIT FLOOR COVERING**

Second floor units with hard flooring materials (wood, laminate, tile, etc.) must cover 75% of the hard flooring surfaces with carpeting or area rugs. Hard flooring materials do not include linoleum installed in kitchens and bathrooms. Owners shall take all reasonable efforts to ensure that high-quality soundproofing materials are used when installing floor coverings.

## **STORAGE UNITS**

1. The Association is not liable for items stored in the storage units.
2. No dangerous, flammable, or illegal materials are allowed in the storage units.
3. No motorcycles or other motor vehicles may be stored in the storage units.
4. Storage units may not be rented out to non-residents.
5. Storage units are for storage only. Storage units may not be used as living space.
6. Owners, Tenants, and Occupants may not store items in any common areas, including storage unit hallways, unless approved by the Board. Items stored in common areas will be removed, and Owners will be assessed any costs to the Association for such removal.

## **WINDOW TREATMENTS**

Improper window treatments, including but not limited to tapestries, sheets, paper, flags, signs, cardboard, and other inappropriate or offensive materials/items are prohibited. Colors which can be viewed from the exterior are limited to:

White

Off-White: Cream, Ivory, Ecru

Beige: light to medium

Tan: light to medium

Brown: light to medium

Gray: light to medium

Board approval is not necessary to change window treatments provided they follow the guidelines.

## **MISCELLANEOUS**

1. Owners are encouraged to resolve disputes in a “neighborly” manner, when possible, before initiating a rules violation complaint.
2. Treat your neighbors and residents with respect and they are likely to return the favor.
3. Neighbor disputes and domestic problems are not the responsibility of the Board and must be settled between the disputing parties or referred to the police.
2. Owners must provide the Board and Community Manager their address, phone number, and email address, and the name(s), phone number(s), and email address(s) of any Occupant(s) who reside in the unit over 30 days.
3. Owners must provide potential purchasers of their unit copies of the R&Rs prior to closing of the sale of the unit.
4. Units are specifically designated as "single family dwellings" in the Declaration and Bylaws. Only one family may reside in each unit as determined by state and local ordinances.
5. All timers for sprinklers/soaker hoses and lights, etc. as well as other common element/area (grounds, entryways, hallways, stairwells, and basement) items are closely monitored. Owners are responsible for any resulting damage or increased costs incurred, up to and including fines and/or legal action, if the Owner or any of his/her Occupants tamper with or damage such items. Note: turning off a faucet or light switch/plug with a timer results in turning the timer off. The Association then must call its various vendors to reset it, which costs the Association additional expense.
6. Any illegal activity by an Owner or Occupant on the premises is a violation of these rules and regulations.
7. Owners are responsible for any fees or costs associated with financing, insuring, etc. of their unit including, but not limited to, application/form costs/fees, and appraisals.

## **DUES**

Monthly HOA dues should be paid according to the current management policies. Please check our website or contact the Community Manager for due dates. If dues are not received in the Community Manager’s office by the payable date a late fee will be charged to the homeowner and interest will be applied to unpaid dues and additional accrued fees.

A lien shall be recorded against the Owner's unit if dues, late fees, and interest are not paid. All fees involved in filing a lien or collecting dues, late fees, and interest may also be assessed to the Owner's unit, including attorney fees and costs. Pursuant to the Bylaws, all fines, fees, and costs for which Owners are responsible pursuant to the Declaration, Bylaws, and R&Rs will be assessed to the unit and the Association shall have a lien on the unit for same.

## **RENOVATIONS**

Owners may not make any renovation to their unit that affects the structural or mechanical systems or capacity of the building without prior written approval from the Board of Directors.

## **Exterior**

1. Owners are responsible for the cost of repairing or replacing any common elements/areas, including the exterior of the building damaged by an Owner or Occupant. The cost of such repair or replacement shall be assessed to the Owner's unit.
2. Owners and Occupants are prohibited from making exterior structural or cosmetic changes to the exterior of the building. Owners are responsible for the cost to remediate such changes and/or any damage caused due to such changes. The cost of such remediation and/or repairs shall be assessed to the Owner's unit.
3. Owners and Occupants are not allowed to store any items on window ledges, including plants or planter boxes.

## **Interior**

1. No interior structural modification may be made without prior written permission from the Board. Structural modifications may include removing or altering any portion of an interior wall, vaulting a low ceiling, installing a skylight, replacing/modifying windows or doors, etc.
2. If prior written permission from the Board is not obtained before structural changes are made, a fine will be imposed. Should repair or remediation be necessary due to such changes, costs will be assessed to the unit.
3. The Owner is responsible for any damage to common elements resulting from work on, or neglect of, the unit interior. The cost to repair such damage shall be assessed to the Owner's unit.
4. All interior modifications must be made according to prevailing building codes and be performed by a licensed professional.
5. If doors facing the common hallway need to be replaced, they must be replaced with white 6 panel doors which are of like kind with all other doors in the building. Please see approved door style on the Association website <http://chasselton.com> under "Documents," "Rules and Regulations." This information may also be accessed via <http://chasselton.com/door/>.
6. Door handles and hardware which face the common hallway must be as close as possible in color, finish, and style to the building's originals. Approved finishes are limited to chrome and stainless steel. ADA (Americans with Disabilities Act) hardware is also permitted. Additional locks may be installed provided they conform to the approved finishes. Please see approved hardware on the Association website <http://chasselton.com> under "Documents," "Rules and Regulations." This information may also be accessed via <http://chasselton.com/door/>.

## **RENTAL AND NON-OWNER OCCUPIED UNITS**

1. For purposes of these R&Rs, "Rental" is defined as any unit that is occupied by a non-owner and for which the Owner receives any rent – whether in the form of goods or services. A unit occupied by the Owner plus a roommate (whether or not the roommate pays rent) is excluded from the definition of "Rental". This definition of Rental is only for purposes of these R&Rs. This definition does not apply to tax, financing, insurance, or any other rules and regulations.
2. Owners who violate any of the rental and non-owner occupied unit rules shall correct the violation immediately upon receiving notice of the violation. Correction of the violation may require termination of a tenant's lease or removal of Occupants. In the event termination of a lease is required, the Association will allow the Owner the shortest statutorily required lease

termination period to complete the eviction. The Owner must promptly provide the tenant or Occupant notice of termination of the lease/eviction. Failure to correct a violation of rental or non-owner occupied unit rules may result in the Association taking legal action to enforce the R&Rs. Pursuant to the violation section of the R&Rs, the Owner shall pay the Association's attorneys' fees and costs in the event the Association seeks legal counsel to remedy a violation.

3. All Owners must have a written lease with their tenants. The minimum rental period is 30 days. All leases must contain a provision prohibiting subleasing of the premises. Owners must provide the Board and Community Manager copies of the lease and all renewals/amendments within 5 business of the tenant signing the lease, renewal, or amendment. Home sharing rentals (Airbnb, FlipKey, HomeAway, etc.) are prohibited.
4. Owners must provide the Board and Community Manager with names, phone numbers and email addresses of all Tenants of the unit. As with all violations of the R&Rs, Owners are subject to a fine of \$200 plus \$10 per day until the violation is corrected.
5. Owners must give prospective tenants a copy of the R&Rs before the lease between the Owner and the prospective tenant is signed. Additionally, Owners must provide all non-owner Occupants a copy of the R&Rs. Owners must enforce their tenants' and Occupants' compliance with the Bylaws and R&Rs. Owners shall specifically inform potential tenants regarding potential Bylaws & R&Rs violation fees.
6. Owners are responsible for any violations of the Declaration, Bylaws or the R&Rs by their tenants and Occupants. Any fines, costs, or fees resulting from such violations are the responsibility of the Owner of said unit.
7. Owners are responsible for collecting building, storage unit, and glass recycling keys when their Tenants move out of the building

## **INSURANCE RESTRICTIONS**

1. Owners will not keep or do in their unit or in any common elements anything that will increase the cost of the Association's master insurance policy or substantially increase the risk of casualty loss (open flames, hydroponics, leaky fixtures are a few examples). Likewise, Owners will not permit anything to be done or kept in their unit or in the common elements which will result in cancellation of insurance on any unit or on any part of the common elements.
2. For insurance purposes, Owners are required to notify the Board of all improvements made to their units with a value in excess of \$1,500.00.
3. The Owners of any Rental unit (i.e. a unit the Owner collects rental income on) are required to provide the Board with proof of rental dwelling insurance with no less than \$300,000 of liability coverage. If the Owner lives in the unit and collects rent from a roommate, this is not deemed a Rental.
4. Common areas are occupied at Owners' and Occupants' own risk.
5. The insurance supplied by the Association does not cover the personal property of the Owners or Occupants in the event of fire or other occurrence. Owners are responsible for obtaining condominium or rental insurance to cover theirs and their Occupants' personal property. Note that appliances are the personal property of the unit Owner.

## **WEBSITE and BOARD EMAIL**

The Association's website, <http://chasselton.com>, is maintained at the Board's discretion. Owners who register on the site may log in to view all pages of the website. Residents who register may log in to see all public pages in addition to the community bulletin board and the R&Rs. Owners are not to share their log in or password with anyone who is not a legal Owner including, but not limited to, tenants or non-owner Occupants.

The Association's website and Board's email account, [info@chasselton.com](mailto:info@chasselton.com), are maintained by the Board. The Board has no obligation to maintain the website or the email account and may discontinue either at any time. The Board has no obligation to post any particular information or documents to the website. The website is intended to supplement other more traditional avenues of communication from the Association and Management – including regular mail, meeting minutes and physical meetings. It is not and will not be used as a substitute for these traditional methods of communication.

In the event any information on the website conflicts with the Declaration, Bylaws, R&Rs, or local, state, or federal laws, the Declaration, Bylaws, R&Rs and local, state, or federal laws override.

## **RESTRICTIONS on USE of CONTACTS**

As set forth in the Introduction, Miscellaneous, and Rental sections above, Owners are required to provide the Board and the Community Manager with contact information, including telephone numbers and email addresses for themselves and the Occupants of their units. Phone numbers and email addresses are for official Association purposes only and are not to be used for any other reasons by the Board, Owners, or Occupants.

Additionally, the Board, Owners, and Occupants are prohibited from providing the email or phone contact information of Owners, tenants, or non-owner Occupants to others. When sending email, the Board always attempts to blind copy the list of addresses so they are not shared with others.

However, it is inevitable that email will be inadvertently sent without blind copy, and thus other Owners, tenants, and non-owner Occupants will receive the Association's email lists, which is the reason for establishing this rule prohibiting use of such contact information for any reason other than official Association business.

Pursuant to Oregon's Condominium Act, if an Owner intends to attempt to convene a meeting of the Association, the Board must provide the Owner with an Owner contact list. If such a request is made by an Owner, the Board will provide a list of current mailing addresses only. Phone numbers and email addresses will not be provided. This is in order to protect the privacy of Owners.

**R&R ADDITIONS and AMENDMENTS; DECISION ON VIOLATION(S)**

The Board has authority to resolve any ambiguities that may exist in the R&Rs and reserves the right to make such other rules and regulations and/or changes from time to time as may be deemed necessary for the safety, care, value, and livability of Chasselton Condominium and Owners and Occupants thereof. The Board also has the authority to decide whether or not a violation has occurred.

Adopted by the Association of Unit Owners of Chasselton Condominiums Board of Directors:

Jill Friedrich

\_\_\_\_\_  
Board President (Print Name)

  
\_\_\_\_\_  
President Signature

12/21/2015

\_\_\_\_\_  
Date

Brian Scott Rogers

\_\_\_\_\_  
Board Secretary (Print Name)

  
\_\_\_\_\_  
Secretary Signature

12/21/2015

\_\_\_\_\_  
Date